

Balance Sheet

Cypress Pines Property Owners Association, Inc
End Date: 05/31/2024

Date: 6/8/2024
Time: 3:42 pm
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	Operating	Reserve	Total
Assets			
Cash			
VNB OP	\$ 101,632.78	\$ -	\$ 101,632.78
Petty Cash - Social Committee	180.00	-	180.00
Due from Reserves	28,576.97	-	28,576.97
Total: Cash	\$ 130,389.75	\$ -	\$ 130,389.75
Reserves			
VNB RESERVE	-	171,906.32	171,906.32
Due to Operating	-	(28,576.97)	(28,576.97)
Total: Reserves	\$ -	\$ 143,329.35	\$ 143,329.35
Total: Assets	\$ 130,389.75	\$ 143,329.35	\$ 273,719.10
Liabilities & Equity			
Reserve Accounts			
Def Maint & Cap Exp - Drainage Reserve	-	20,965.32	20,965.32
Def Maint & Cap Exp - Road Sealing Reserve	-	4,300.00	4,300.00
Def Maint & Cap Exp - Roads Reserve	-	115,638.00	115,638.00
Reserves - Interest	-	1,174.01	1,174.01
Total: Reserve Accounts	\$ -	\$ 142,077.33	\$ 142,077.33
Equity			
Retained Earnings	82,495.59	-	82,495.59
Total: Equity	\$ 82,495.59	\$ -	\$ 82,495.59
Net Income Gain/Loss	-	1,252.02	1,252.02
Net Income Gain/Loss	47,894.16	-	47,894.16
Total: Liabilities & Equity	\$ 130,389.75	\$ 143,329.35	\$ 273,719.10

Income Statement - Operating
 Cypress Pines Property Owners Association, Inc
 05/31/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4010-00 Maintenance Fees	\$1,327.48	\$7,236.00	(\$5,908.52)	\$85,068.04	\$36,180.00	\$48,888.04	\$86,832.00
4020-00 Late & Interest Income	(31.48)	-	(31.48)	539.16	-	539.16	-
Total Income	\$1,296.00	\$7,236.00	(\$5,940.00)	\$85,607.20	\$36,180.00	\$49,427.20	\$86,832.00
Reserve Funding							
4145-00 Reserve Transfer	(2,345.92)	(2,345.92)	-	(11,729.60)	(11,729.60)	-	(28,151.00)
Total Reserve Funding	(\$2,345.92)	(\$2,345.92)	\$-	(\$11,729.60)	(\$11,729.60)	\$0.00	(\$28,151.00)
Total OPERATING INCOME	(\$1,049.92)	\$4,890.08	(\$5,940.00)	\$73,877.60	\$24,450.40	\$49,427.20	\$58,681.00
OPERATING EXPENSE							
Utilities							
5100-00 Electric	586.40	541.67	(44.73)	2,781.51	2,708.35	(73.16)	6,500.00
Total Utilities	\$586.40	\$541.67	(\$44.73)	\$2,781.51	\$2,708.35	(\$73.16)	\$6,500.00
Maintenance							
6000-00 Streets and Maintenance	100.00	41.67	(58.33)	100.00	208.35	108.35	500.00
6100-00 Fountain Maintenance	-	55.00	55.00	-	275.00	275.00	660.00
Total Maintenance	\$100.00	\$96.67	(\$3.33)	\$100.00	\$483.35	\$383.35	\$1,160.00
63-6300-00 Drainage Maintenance	-	666.67	666.67	6,545.00	3,333.35	(3,211.65)	8,000.00
Administrative							
7010-00 Management Fees	2,010.00	2,010.00	-	10,050.00	10,050.00	-	24,120.00
7100-00 Legal	-	833.33	833.33	-	4,166.65	4,166.65	10,000.00
7120-00 Tax Preparation	-	14.58	14.58	175.00	72.90	(102.10)	175.00
7130-00 Social Committee	(8.00)	100.00	108.00	125.92	500.00	374.08	1,200.00
7200-00 Insurance Director & Officer	-	166.67	166.67	3,717.71	833.35	(2,884.36)	2,000.00
7210-00 Insurance - Liability Insurance	-	133.33	133.33	1,544.64	666.65	(877.99)	1,600.00
7220-00 Insurance - Umbrella	-	20.83	20.83	252.75	104.15	(148.60)	250.00
7300-00 Office Expenses	104.04	235.42	131.38	618.66	1,177.10	558.44	2,825.00
7310-00 Website	-	-	-	20.00	-	(20.00)	-
7400-00 Licenses / Fees	-	5.17	5.17	61.25	25.85	(35.40)	62.00
7440-00 Bank Service Charge	-	-	-	(9.00)	-	9.00	-
7500-00 Bad Debt Expense	-	31.50	31.50	-	157.50	157.50	378.00
Total Administrative	\$2,106.04	\$3,550.83	\$1,444.79	\$16,556.93	\$17,754.15	\$1,197.22	\$42,610.00
Other Expenses							
8000-00 Mail House Real Estate Taxes	-	33.33	33.33	-	166.65	166.65	400.00
8100-00 Mail House Lease	-	0.92	0.92	-	4.60	4.60	11.00
Total Other Expenses	\$-	\$34.25	\$34.25	\$-	\$171.25	\$171.25	\$411.00
Total OPERATING EXPENSE	\$2,792.44	\$4,890.09	\$2,097.65	\$25,983.44	\$24,450.45	(\$1,532.99)	\$58,681.00
Net Income:	(\$3,842.36)	(\$0.01)	(\$3,842.35)	\$47,894.16	(\$0.05)	\$47,894.21	\$0.00

Income Statement - Reserve
 Cypress Pines Property Owners Association, Inc
 05/31/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Reserve Funding							
4005-00 Reserve Fees	\$10,342.50	\$-	\$10,342.50	\$10,342.50	\$-	\$10,342.50	\$-
Total Reserve Funding	\$10,342.50	\$-	\$10,342.50	\$10,342.50	\$-	\$10,342.50	\$-
Interest Income							
4250-00 Interest Income Reserve	-	-	-	1,252.02	-	1,252.02	-
Total Interest Income	\$-	\$-	\$-	\$1,252.02	\$-	\$1,252.02	\$-
Total RESERVE INCOME	\$10,342.50	\$-	\$10,342.50	\$11,594.52	\$-	\$11,594.52	\$-
RESERVE EXPENSE							
Reserves							
9920-00 Transfer to Drainage Reserve	10,342.50	-	(10,342.50)	10,342.50	-	(10,342.50)	-
Total Reserves	\$10,342.50	\$-	(\$10,342.50)	\$10,342.50	\$-	(\$10,342.50)	\$-
Total RESERVE EXPENSE	\$10,342.50	\$-	(\$10,342.50)	\$10,342.50	\$-	(\$10,342.50)	\$-
Net Reserve:	\$0.00	\$0.00	\$-	\$1,252.02	\$0.00	\$1,252.02	\$0.00